
King County Subareas

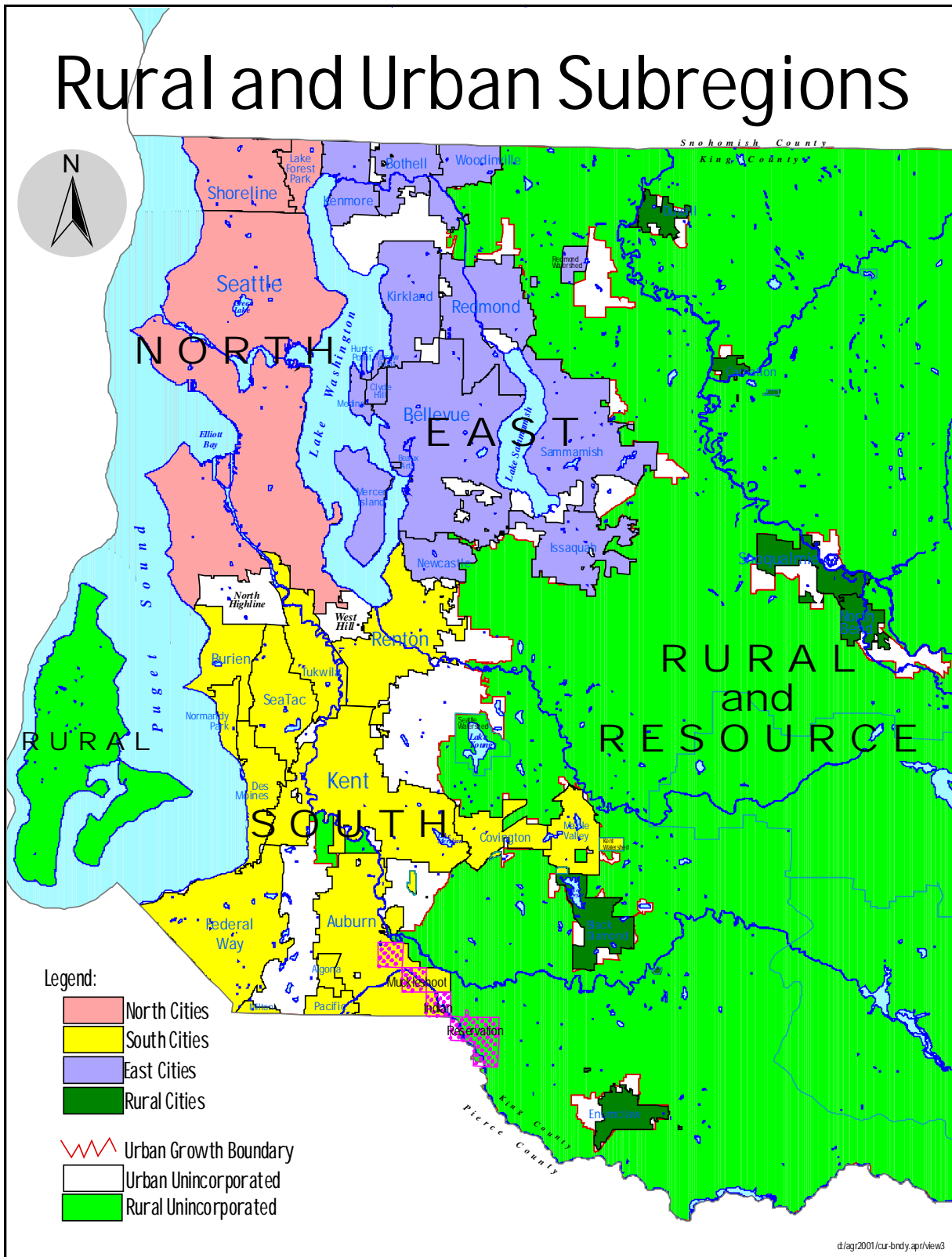
The Growth Management Act (GMA) requires that counties designate urban areas to accommodate most of the planned growth, and rural areas to take very little growth. This section of the Annual Growth Report provides a selection of growth indicators for urban and rural subareas of King County.

In some of the tables, the urban areas are broken into cities and unincorporated urban. The job and housing tables on pages 56-59 further divide the urban designated area into three subareas:

- North*** - which includes Seattle;
- East*** - which includes the Eastside cities; and
- South*** - which includes the South King County cities.

The North, East, and South subareas also include unincorporated urban areas. By the GMA's definition, rural and resource areas are only unincorporated, although there are seven urban-designated cities within the Rural subarea.

The tables in this section provide information on housing prices, the locations of jobs and households in 1990, and the target or expected growth in jobs and households during the 20-year Growth Management planning period.



Covered Employment by Subarea King County, March 1997

	Mfg.	W.T.C.U.	Retail	Services	Other	TOTAL
North:						
Seattle	40,880	55,910	60,830	187,340	111,720	456,680
2 Cities + Uninc.	250	380	4,150	5,580	6,760	17,120
North Total:	41,130	56,290	64,980	192,920	118,480	473,800
East Urban:						
13 Cities	27,670	29,010	41,650	94,800	30,580	223,710
Uninc.	930	1,990	2,850	5,800	5,320	16,890
East Total:	28,600	31,000	44,500	100,600	35,900	240,600
South Urban:						
14 Cities	73,830	44,780	47,030	50,700	36,920	253,260
Uninc.	1,570	2,220	3,970	4,800	7,680	20,240
South Total:	75,400	47,000	51,000	55,500	44,600	273,500
Rural Areas:						
7 Cities	500	300	2,620	2,040	2,120	7,580
Uninc. Rural	1,890	1,590	1,400	3,360	6,080	14,320
Rural Total:	2,390	1,890	4,020	5,400	8,200	21,900
CITIES TOTAL:	143,131	130,388	156,030	340,016	187,869	957,434
UNINC. URBAN TOTAL:	2,353	3,650	7,335	10,551	13,935	37,824
UNINC. RURAL TOTAL:	1,890	1,590	1,400	3,360	6,080	14,320
KING COUNTY TOTAL:	147,500	136,200	164,500	354,400	207,200	1,009,700

Covered Employment: Jobs that are covered by State unemployment insurance. Railroad workers, corporate officers, and self-employed proprietors are excluded. Thus, totals do not match other job data in this report.

W.T.C.U.: Wholesale, transportation, communication, and utilities.

Other: Government, education, agriculture-forestry-fishing, and construction.

Services: Includes finance, insurance, real estate as well as services.

Uncoded: Records including 2% of covered jobs have been allocated proportionately to other areas.

NORTH: includes 3 cities, Seattle, Shoreline and Lake Forest Park.

EAST: includes 15 cities and unincorporated urban areas.

SOUTH: includes 14 cities and unincorporated urban areas.

RURAL: includes 7 cities (Carnation, Duvall, North Bend, Snoqualmie, Skykomish, Black Diamond and Enumclaw) and rural areas.

See map and explanation of North/East/South/Rural subareas on page 54.

Source: Washington State Employment Security Department, reported by Puget Sound Regional Council, 1997.

20-Year Household and Job Growth 1992 - 2012

1990 Households by Subarea

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
NORTH	<i>23,900</i>	<i>238,100</i>	262,000
EAST	<i>45,000</i>	<i>84,700</i>	129,700
SOUTH	<i>76,800</i>	<i>101,800</i>	178,600
Rural	38,000	<i>7,600</i>	45,600
TOTAL	183,700	432,200	615,900

1990 Total Jobs by Subarea

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
NORTH	<i>18,500</i>	<i>470,500</i>	489,000
EAST	<i>25,800</i>	<i>163,700</i>	189,500
SOUTH	<i>40,700</i>	<i>234,500</i>	275,200
Rural	12,400	<i>6,600</i>	19,000
TOTAL	97,400	875,300	972,700

20-Year Target Household Growth

	<u>Uninc.</u>	<u>Cities*</u>	<u>Total</u>
NORTH	<i>4,300</i>	<i>54,000</i>	58,300
EAST	<i>15,600</i>	<i>33,500</i>	49,100
SOUTH	<i>18,150</i>	<i>53,000</i>	71,150
Rural	6,950	<i>10,300</i>	17,250
TOTAL	45,000	150,800	195,800

20-Year Target Job Growth

	<u>Uninc.</u>	<u>Cities*</u>	<u>Total</u>
NORTH	<i>4,900</i>	<i>132,900</i>	137,800
EAST	<i>3,400</i>	<i>77,200</i>	80,600
SOUTH	<i>14,200</i>	<i>101,850</i>	116,050
Rural	2,500	<i>10,450</i>	12,950
TOTAL	25,000	322,400	347,400

1990 Population by Subarea

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
NORTH	61,300	519,700	581,000
EAST	126,000	211,000	337,000
SOUTH	208,800	246,200	455,000
RURAL	117,200	17,100	134,300
TOTAL	513,300	994,000	1,507,300

1999 Population by Subarea

	<u>Uninc.</u>	<u>Cities*</u>	<u>Total</u>
NORTH	1,000	605,000	606,000
EAST	103,000	284,000	387,000
SOUTH	146,000	373,000	519,000
RURAL	138,000	27,000	165,000
TOTAL	388,000	1,289,000	1,677,000

*City/Unincorporated distribution refers to 1992 city boundaries.

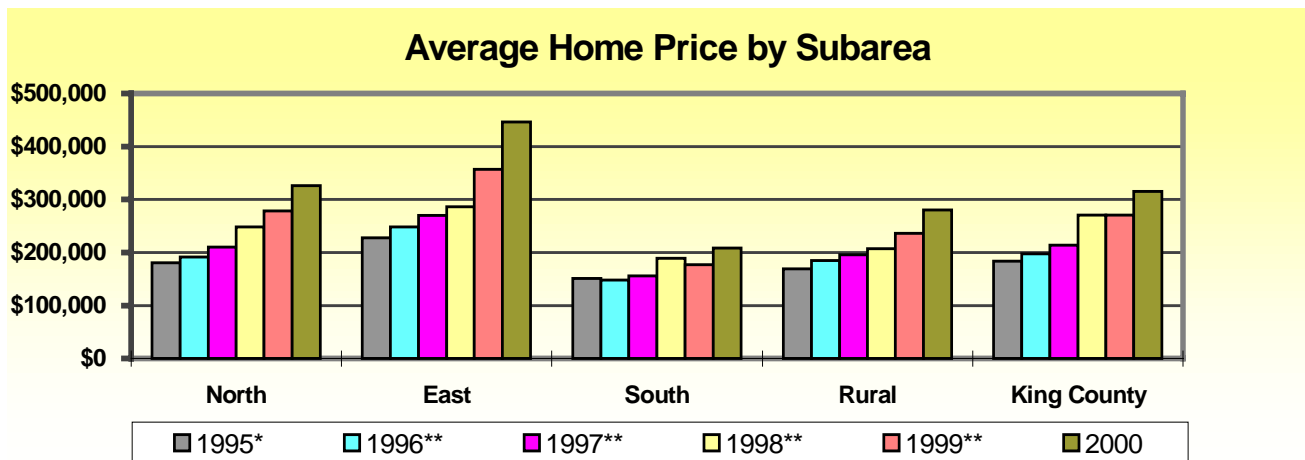
Notes: Urban-designated areas are *ITALICIZED*. Target levels of 20-year growth were determined by adoption of the Countywide Planning Policies in July, 1994, and cover the 20 year period from 1992-2012.

Source: King County Planning and Community Development, 1999, and Countywide Planning Policies.

Average Sale Price for Single Family Homes, 1980-2000

King County by Subarea

Year	North	East	South	Rural	King County
1980	\$78,458	\$98,181	\$70,400	\$66,760	\$81,511
1985	\$89,442	\$120,466	\$77,306	\$78,973	\$94,626
1986	\$94,632	\$123,404	\$79,743	\$82,596	\$98,119
1987	\$100,144	\$135,454	\$84,194	\$88,226	\$104,855
1988	\$107,865	\$150,957	\$89,874	\$91,358	\$115,262
1989	\$128,850	\$183,782	\$110,048	\$103,536	\$138,354
1990	\$166,854	\$234,608	\$125,895	\$138,163	\$169,202
1991	\$171,855	\$227,852	\$131,246	\$138,361	\$173,113
1992	\$172,404	\$227,964	\$135,861	\$145,470	\$175,631
1993	\$174,031	\$232,785	\$140,622	\$156,873	\$179,902
1994	\$181,580	\$243,490	\$141,200	\$163,967	\$185,359
1995*	\$180,700	\$228,200	\$151,300	\$169,400	\$183,700
1996**	\$191,754	\$248,513	\$148,138	\$185,130	\$197,352
1997**	\$210,503	\$269,972	\$155,960	\$195,877	\$213,882
1998**	\$248,560	\$286,533	\$189,001	\$207,360	\$241,734
1999**	\$278,204	\$356,890	\$176,985	\$236,078	\$270,743
2000***	\$326,000	\$446,000	\$208,000	\$280,000	\$315,300



Background/Method:

This table displays the trends in average single family home prices from 1980 to 1994 for the four geographic subareas in King County. All figures are in current dollars. The home price figures are weighted averages based on census tract averages. Single-family market sales includes Condominiums and exclude foreclosures, sales of partial interest, transfers between related parties, sales to relocation services, etc. The 1992 Countywide Planning Policies established monitoring of housing affordability for both urban and rural areas.

NOTE: *Source of data for the second half of 1995 are from a different source (Experian), using different methods and geography than the preceding data. The average single family home price for this source may not be directly compared with the trend of preceding years.

**Source of data for 1996 and 1997 are from the Puget Sound Multiple Listing Service.

***Data for 2000 does not include Condominiums

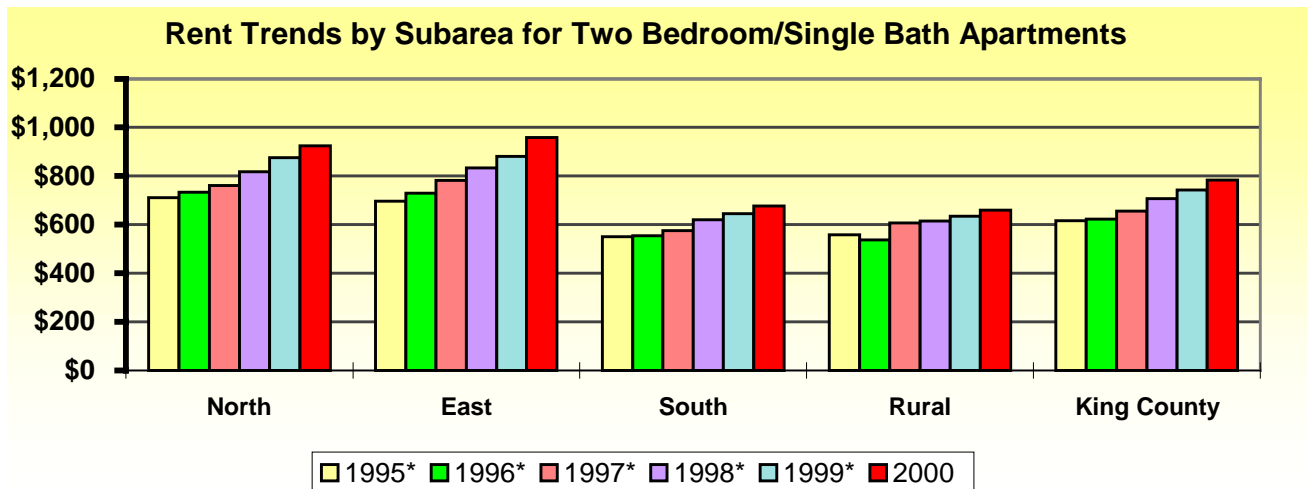
Source: King County Housing Affordability Monitoring Report.

Average home sale price data: Central Puget Sound Real Estate Research Report (SERERR)

Rents for Two Bedroom/Single Bath Apartments, 1980-2000

King County by Subarea

Year	North	East	South	Rural	King County
1980	\$314	\$334	\$295	n/a	\$312
1985	\$404	\$432	\$355	n/a	\$395
1986	\$414	\$456	\$374	n/a	\$411
1987	\$458	\$493	\$395	n/a	\$446
1988	\$508	\$515	\$416	\$393	\$482
1989	\$538	\$542	\$448	n/a	\$516
1990	\$575	\$586	\$484	\$503	\$537
1991	\$623	\$621	\$507	\$532	\$582
1992	\$655	\$630	\$519	\$566	\$610
1993	\$677	\$656	\$532	\$578	\$631
1994	\$704	\$669	\$533	\$577	\$642
1995*	\$712	\$696	\$550	\$558	\$617
1996*	\$734	\$730	\$554	\$537	\$622
1997*	\$761	\$782	\$576	\$607	\$655
1998*	\$818	\$833	\$619	\$615	\$708
1999*	\$876	\$882	\$645	\$634	\$744
2000	\$925	\$958	\$676	\$660	\$784



Background/Method:

Average rent per subarea is a weighted average based on a twice yearly survey of apartment properties with more than 20 units. The survey is conducted by Dupre & Scott Apartment Advisors, Inc. and is reported by subarea. This table presents a modified format of subareas by north, south, east, and rural. Average rent figures report only occupied units and exclude new construction (units still leasing). All figures presented are in current dollars.

The 1992 Countywide Planning Policies established monitoring of housing trends in King County. The Affordable Housing and the Data Technical Forums recommend monitoring rent trends to meet annual targets for each jurisdiction and rural areas.

* The 1995 thru 1999 King County Total is the average of all of King County, unlike the previous years, which were the aggregate total of all the subareas.

Source: King County Housing Affordability Monitoring Report (1988 - 1996).

Average Rent: Central Puget Sound Real Estate Research Report (CPSRERR).

